

TOWN OF ARLINGTON  
MINUTES  
COMMITTEE MEETING  
PERMANENT TOWN BUILDING COMMITTEE  
Tuesday, January 28, 2014

PRESENT: John Cole, Bill Hayner, Adam Chapdelaine, Mark Miano, John Maher, Robert Jefferson, Suzanne Robinson, Allen Reedy

ABSENT: Michael Boujoulian

GUESTS: Eric Ammondson - Ammondson Architects  
Jeff Shaw – Donham & Sweeney

Meeting was called to order at 7:30PM

### **Community Safety Building**

Project Progress. Mr. Ammondson noted that since our last meeting, interior finish work has been ongoing, the staging has been removed, site lighting installed and the PVC roofing has been completed. Mr. Ammondson reviewed WES's two week schedule from 1/7/14 which projects a 1/31/14 Substantial Completion date. Based upon work completed and underway, Mr. Ammondson thinks a 2/14/14 Substantial completion date is feasible if the work progresses as planned.

Schedule. Mr. Cole asked for an updated schedule from WES by next Tuesday.

Construction Issues. Mr. Ammondson is still working with WES for a solution for the damaged stone sills and other structural issues. The committee asked for a replacement schedule for the broken windows.

Requisitions and Financial Issues. Mr. Ammondson presented WES's Application for Payment 15 in the amount of \$92,557.55. The PTBC unanimously approved this application and it was signed by John Cole.

### **Central Fire Station**

Budget:

D&S distributed an updated draft project budget and a construction cost estimate comparison.

The most recent cost estimate is \$1.6M higher than the budget carried forward which was based on escalation of the last cost estimate produced 5 years ago.

The construction cost estimate comparison memo outlined the areas D&S felt contributed to this increase. The two major areas are HVAC and Electrical cost increases and additional scope items that have been added since 2009.

D&S and Fire Chief will work to reduce costs with the goal of cutting the overage in half.

D&S will investigate feasibility of eliminating grading/drainage from the project

and repaving only.

Adam C will provide an update to the Capital Planning Committee.

**Schedule:**

D&S distributed a draft project schedule which now shows a second schedule “track” which extends the period bidders would need to hold their bids to allow the project to be presented at the regular Town Meeting.

The general consensus was that given the most recent cost estimate, heading towards the regular Town Meeting would be preferable. No decision was reached.

**Tower Leak Investigation Proposals:**

D&S reported that both proposals have now incorporated writing a specification section. PTBC voted to request from BCA a proposal for testing the proposed fix.

**Hazardous Materials Survey:**

The survey has been completed and the results will be sent to the Chief shortly.

**Building Code Amendment Update:**

D&S reported that the Arlington Building Inspector has invoked his authority to accept the alternative design strategy as proposed by the project (to use the existing masonry in the lateral load calculations). This approach will require the inspector to file his decision with the State BBRS after the project is submitted for permit.

**LEED:**

D&S reported that the project checklist anticipates 31 points which is slightly below LEED Silver (33) but there are a number of credits in the “questionable yes” column to put towards obtaining LEED Silver. The committee made the following decisions:

No parking will be dedicated to low emitting vehicles

No solar panels will be part of the project

The Town will ask the OPM (PMA) to solicit proposals for Regular and Enhanced Commissioning

Purchasing Green Power will be deferred until the LEED checklist is more defined and an energy model has been completed.

**Robbins Library**

Mark updated the committee on the library roof. Mark contacted Mike Flaherty from Russo Barr about issue and he wasn't very interested in coming out to investigate. Committee asked Mark to call Mike again and ask him to come out and bring a representative from Reliable with him.

## **Hardy School Walls/Windows**

\$250,000 to be included in FY15 capital plan. Mark will work on this with Domenic to begin process.

## **Stratton School**

Working group met tonight. Progress is being made in regard to setting stage for community conversation. Parent will be working on Onsite Insight report. Tours of school will be scheduled. Need guidance in terms of process.

## **Invoices approved**

WES	App #15	\$92,557.55
Donham & Sweeney	#1	\$17,375.00
Ammondson Architects	#2342	\$2,745.32

Minutes of 1/7/14 were approved

Meeting adjourned at 10pm

Respectfully submitted,

Adam W. Chapdelaine